

REGULAR MEETING OF THE CITY COUNCIL  
OF THE CITY OF SAN ANTONIO HELD IN  
THE COUNCIL CHAMBER, CITY HALL, ON  
THURSDAY, JULY 27, 1972.

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The meeting was called to order at 9:30 A. M. by the presiding officer, Mayor Pro-Tem Gilbert Garza, with the following members present: HABERMAN, HILL, HILLIARD, MENDOZA, GARZA, NAYLOR, PADILLA, BECKER; Absent: GATTI.

72-33 The invocation was given by Reverend Charles B. Kemble, Parkview Baptist Church.

72-33 Members of the City Council and the audience joined in the Pledge of Allegiance to the flag of the United States of America.

72-33 Councilman Hill called the Clerk's attention to a typographical error appearing on page 11 of the minutes of the Council Meeting of July 20, 1972. With this minor correction, the minutes were approved as written.

72-33 The following Ordinance was read by the Clerk and explained by Mr. Wallace Hall, Director of Convention and Visitors Bureau, and after consideration, on motion of Mr. Hill, seconded by Mrs. Haberman, was passed and approved by the following vote: AYES: Haberman, Hill, Hilliard, Mendoza, Garza, Naylor, Padilla; NAYS: None; ABSENT: Becker, Gatti.

AN ORDINANCE 40,971

ACCEPTING THE PROPOSAL AND MANIFESTING  
A CONTRACT WITH GLENN ADVERTISING, INC.  
TO HANDLE AN ADVERTISING PROGRAM FOR THE  
CITY'S CONVENTION AND VISITORS BUREAU  
FOR A TWO-YEAR PERIOD COMMENCING ON  
AUGUST 1, 1972 AND TERMINATING JULY 31,  
1974.

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72-33 The following Ordinance was read by the Clerk and explained by Mr. Carl White, Director of Finance, and after consideration, on motion of Mr. Hill, seconded by Dr. Hilliard, was passed and approved by the following vote: AYES: Haberman, Hill, Hilliard, Mendoza, Garza, Naylor; NAYS: None; ABSENT: Becker, Padilla, Gatti.

AN ORDINANCE 40,972

APPROPRIATING FUNDS OUT OF VARIOUS  
BOND FUNDS TO REIMBURSE THE GENERAL  
FUND FOR EXPENSES INCURRED BY THE  
LAND DIVISION AND ENGINEERING DIVISION  
IN CONNECTION WITH VARIOUS BOND PROJECTS  
DURING THE 1971-72 FISCAL YEAR.

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72-33 The following Ordinances were read by the Clerk and explained by Mr. Carl White, Director of Finance, and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Naylor; NAYS: None; ABSENT: Padilla, Gatti.

AN ORDINANCE 40,973

AUTHORIZING THE DISCONTINUANCE OF CERTAIN PUBLIC IMPROVEMENT PROJECTS AND AUTHORIZING THE REVERSION OF THE UNENCUMBERED APPROPRIATIONS THEREFOR TO THE GENERAL FUND SURPLUS; FURTHER AUTHORIZING THAT THE APPROPRIATIONS FOR CERTAIN OTHER PUBLIC IMPROVEMENT PROJECTS REMAIN IN FORCE UNTIL SAID PROJECTS ARE COMPLETED OR ABANDONED.

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AN ORDINANCE 40,974

APPROPRIATING FUNDS FROM THE UNAPPROPRIATED SURPLUS OF THE GENERAL FUND TO VARIOUS ACCOUNTS TO COVER INCREASED REQUIREMENTS DURING THE 1971-72 FISCAL YEAR.

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72-33 Mayor Pro-Tem Garza was obliged to leave the meeting and Councilman Hilliard presided.

72-33 The following Ordinance was read by the Clerk and explained by Mr. Carl White, Director of Finance, and after consideration, on motion of Mr. Becker, seconded by Mr. Hill, was passed and approved by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Naylor; NAYS: None; ABSENT: Garza, Padilla, Gatti.

AN ORDINANCE 40,975

APPROPRIATING \$21,647.34 OUT OF BOND FUNDS TO REIMBURSE THE GENERAL FUND FOR EXPENSES INVOLVED IN THE RECENT SALE OF \$15,000,000 GENERAL OBLIGATION BONDS.

\* \* \* \*

72-33 The Clerk read the following Ordinance:

AN ORDINANCE 40,976

AUTHORIZING THE EXECUTION OF CERTAIN INSURANCE AND BOND CONTRACTS BY THE CITY OF SAN ANTONIO WITH THE SAFEGUARD INSURANCE COMPANY, THE AMERICAN AND FOREIGN INSURANCE COMPANY, AND THE ROYAL INDEMNITY COMPANY, AND AUTHORIZING THE PAYMENT OF INSURANCE AND BOND PREMIUMS IN THE AGGREGATE SUM OF \$87,181.00.

\* \* \* \*

The Ordinance was explained by Mr. Carl White, Director of Finance, who went over the individual items covered by the Ordinance and explained each in detail.

Mr. Becker questioned Mr. White regarding a requirement that tenants be required to carry insurance on buildings they occupy.

Mr. White explained that, with one or two exceptions, tenants are required to carry only liability insurance. The City insures the premises. This entire matter was reviewed by the Insurance Advisory Committee and the procedures are based on the Committee's recommendation.

After discussion of the subject by Mr. White and Council members, Mr. Becker recommended that the Insurance Advisory Committee check into the necessity of various tenants carrying fire and extended coverage on the premises that they occupy.

City Manager Hunt stated that the entire subject would be reviewed and a report made to Council.

Mr. Fred Cook, Property Records Supervisor, stated that the San Antonio Insurance Exchange makes the distribution of insurance to the various local agents and also distributes the commissions on the policies to members of the exchange on a pro-rata basis.

Mr. Padilla asked the City Manager to find out for him what basis the Insurance Exchange uses to allocate insurance to the various companies and agents and also how commission distribution is determined.

After consideration, on motion of Mr. Hill, seconded by Mrs. Haberman, the Ordinance was passed and approved by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Naylor, Padilla; NAYS: None; ABSENT: Garza, Gatti.

72-33 The following Ordinances were read by the Clerk and explained by members of the Administrative Staff and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Naylor, Padilla; NAYS: None; ABSENT: Garza, Gatti.

AN ORDINANCE 40,977

AUTHORIZING THE DIRECTOR OF FINANCE  
TO WRITE OFF CERTAIN ACCOUNTS RECEIVABLE  
WHICH ARE PAST DUE AND DEEMED UNCOLLECTIBLE.

\* \* \* \*

AN ORDINANCE 40,978

AUTHORIZING THE ROSILLO CREEK OUTFALL  
SEWER MAIN PROJECT - WPC TEX 783, PARTS  
"A" AND "B" ESTABLISHING A BUDGET FOR  
SAID PROJECT, APPROPRIATING FUNDS FOR  
SAID PROJECT, AND ACCEPTING A GRANT  
FROM THE ENVIRONMENTAL PROTECTION AGENCY  
FOR \$926,717.00 IN SUPPORT OF SAID PROJECT.

\* \* \* \*

AN ORDINANCE 40,979

AUTHORIZING THE CITY MANAGER TO ENTER INTO  
STANDARD CONTRACTS FOR THE DISPOSAL OF  
SOLID WASTES COLLECTED FROM OUTSIDE THE  
CITY LIMITS AT CITY OPERATED SANITARY  
LANDFILLS, AND SETTING THE FEE FOR SUCH  
DISPOSAL AT \$1.65 PER TON.

\* \* \* \*

72-33 The following Ordinance was read by the Clerk and explained by Mr. Mel Sueltenfuss, Assistant Director of Public Works, and after consideration, on motion of Mr. Becker, seconded by Mr. Hill, was passed and approved by the following vote: AYES: Hill, Becker, Hilliard, Naylor, Padilla; NAYS: None; ABSENT: Haberman, Mendoza, Garza, Gatti.

AN ORDINANCE 40,980

ACCEPTING THE LOW BID OF STEPHENS CONTRACTING CO. FOR THE CONSTRUCTION OF ROSILLO CREEK SANITARY SEWER OUTFALL LINE SEGMENT "A"; AUTHORIZING EXECUTION OF A CONTRACT FOR SAID WORK; AUTHORIZING THE SUM OF \$871,583.50 OUT OF FUND 788-03 PAYABLE TO SAID CONTRACTOR, \$48,580.00 OUT OF THE SAME FUND AS A CONTINGENCY ACCOUNT AND \$21,124.59 PAYABLE TO D. R. FRAZOR & ASSOCIATES FOR ADDITIONAL ENGINEERING SERVICES.

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72-33 The following Ordinances were read by the Clerk and explained by members of the Administrative Staff and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Naylor, Padilla; NAYS: None; ABSENT: Mendoza, Garza, Gatti.

AN ORDINANCE 40,981

ACCEPTING THE LOW BID OF STEPHENS CONTRACTING CO. FOR CONSTRUCTION OF A ROSILLO CREEK OUTFALL SEWER MAIN PART "B"; AUTHORIZING EXECUTION OF A CONTRACT FOR SAID WORK; AUTHORIZING THE SUM OF \$520,116.00 OUT OF FUND 788-03 PAYABLE TO SAID CONTRACTOR; \$26,005.00 OUT OF THE SAME FUND TO BE USED AS A CONTINGENCY ACCOUNT AND \$1,793.88 PAYABLE TO W. H. MULLINS, INC. FOR ADDITIONAL ENGINEERING SERVICES.

\* \* \* \*

AN ORDINANCE 40,982

AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH THE LACKLAND CITY WATER COMPANY PROVIDING FOR SAID WATER COMPANY TO COLLECT THE CITY'S SANITARY SEWER CHARGE FROM USERS OF ITS WATER SYSTEM AND PAY SAME OVER TO THE CITY, RETAINING 3% OF TOTAL COLLECTIONS TO COVER COLLECTION EXPENSES.

AN ORDINANCE 40,983

CLOSING AND ABANDONING MISSION STREET BETWEEN TEMPLE STREET AND MARNE STREET AND AUTHORIZING A QUITCLAIM DEED TO THE SAN ANTONIO INDEPENDENT SCHOOL DISTRICT.

AN ORDINANCE 40,984

CLOSING AND ABANDONING A STRIP OF LAND OUT OF LARK AVENUE AND AUTHORIZING A QUITCLAIM DEED TO ISIDORE STAT FOR \$1.00 AND THE DEDICATION OF THE NECESSARY RIGHT-OF-WAY FOR THE REALIGNMENT OF LARK AVENUE.

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AN ORDINANCE 40,985

AUTHORIZING EXECUTION OF A LEASE AGREEMENT WITH ANN CHESNEY DIEBOLT, PROVIDING FOR LEASE OF SPACE IN BUILDING NO. 317 AT HEMISFAIR PLAZA FOR A ONE YEAR TERM, COMMENCING JULY 1, 1972.

\* \* \* \*

AN ORDINANCE 40,986

AUTHORIZING EXECUTION OF A LEASE AGREEMENT WITH WALT GLASS, D/B/A W. GLASS POTTER CO., FOR LEASE OF SPACE AT HEMISFAIR PLAZA (BUILDING NO. 560A), FOR A ONE YEAR TERM, COMMENCING JULY 15, 1972.

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AN ORDINANCE 40,987

AUTHORIZING EXECUTION OF A LEASE AGREEMENT WITH WAYNE N. BOOTH, D/B/A CREATIONS BY WAYNE, PROVIDING FOR LEASE OF SPACE AT HEMISFAIR PLAZA (BUILDING NO. 560B), FOR A ONE YEAR TERM, COMMENCING JULY 15, 1972.

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72-33 Mayor Pro-Tem Garza returned to the meeting and presided.  
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72-33 The following Ordinances were read by the Clerk and explained by Mr. James M. Gaines, Director of HemisFair Plaza, and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Naylor, Padilla; NAYS: None; ABSENT: Gatti.

AN ORDINANCE 40,988

MANIFESTING THE CONSENT OF THE CITY OF SAN ANTONIO TO THE ASSIGNMENT OF ALL INTEREST IN A LEASE OF CERTAIN PREMISES AT HEMISFAIR PLAZA FROM FERNANDO RODRIGUEZ TO JESSE C. CROOM.

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AN ORDINANCE 40,989

MANIFESTING AN AGREEMENT WITH DIXIE DECORATORS, INC. TO AMEND THE CURRENT AGREEMENT FOR LEASE OF BUILDING 311 AND 312 IN HEMISFAIR PLAZA SO AS TO INCREASE RENTAL PAYMENTS TO THE CITY FROM \$360 PER MONTH TO \$400 PER MONTH, AND EXTEND THE TERMINATION DATE FROM NOVEMBER 30, 1973 TO NOVEMBER 30, 1978.

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72-33

The Clerk read the following Ordinance:

## AN ORDINANCE 40,990

MANIFESTING AN AGREEMENT BETWEEN THE CITY OF SAN ANTONIO AND THE SAN ANTONIO MUSEUM ASSOCIATION TO AMEND THAT CONTRACT FOR THE MANAGEMENT AND OPERATION OF THE CITY-OWNED WITTE MEMORIAL MUSEUM AND THE WITTE CONFLUENCE MUSEUM, BY EXCLUDING THE GIRARD BUILDING (BUILDING NO. 205) AT HEMISFAIR PLAZA FROM THE TERMS THEREOF.

\* \* \* \*

The Ordinance was explained by Mr. James M. Gaines, Director of HemisFair Plaza, who stated that the building being given up by the Museum Association has never been used by them as a part of the museum. Mr. Jimmy Johnson has expressed interest in having a crafts center in this area and would like to have this building if it could be made available. He intends to create a grist mill in it.

Mr. Becker stated that just yesterday he had inspected a project of a similar nature in Knoxville, Tennessee, and there was a grist mill in operation. He said that he was quite impressed with the overall project and looked forward to the time when a similar project could be completed in the HemisFair Plaza area.

After consideration, on motion of Mr. Hill, seconded by Mrs. Haberman, the Ordinance was passed and approved by the following vote:  
 AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Naylor, Padilla;  
 NAYS: None; ABSENT: Gatti.

72-33

The Clerk read the following Ordinance:

## AN ORDINANCE 40,991

MANIFESTING AN AGREEMENT WITH NASEER AHMAD, LESSEE UNDER A LEASE AGREEMENT PROVIDING SPACE AT HEMISFAIR PLAZA, TO APPLY THE AMOUNT PAID IN FULL SETTLEMENT OF A CLAIM MADE AGAINST THE CITY BY SAID LESSEE, TO THE AMOUNT OF RENT DUE AND UNPAID UNDER SAID LEASE AGREEMENT AS OF JUNE 30, 1972; AND ACCEPTING PAYMENT FROM SAID LESSEE IN THE AMOUNT OF \$275.00, WHICH SUM REPRESENTS THE AMOUNT OF RENT DUE OVER AND ABOVE THE AMOUNT OF SETTLEMENT APPLIED THERETO.

\* \* \* \*

The Ordinance was explained by Mr. James M. Gaines, Director of HemisFair Plaza, who stated that in April a chilled water main broke and flooded the basement of this Pakistan Shop and damaged a quantity of merchandise. The following month a roof leak developed further damaging some merchandise. The original claim was for \$4,400.00 but this was finally settled at \$1,562.50. Passage of this Ordinance will settle the matter to everyone's satisfaction.

After consideration, on motion of Mrs. Haberman, seconded by Mr. Hill, the Ordinance was passed and approved by the following vote:  
 AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Naylor, Padilla;  
 NAYS: None; ABSENT: Gatti.

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72-33 Mrs. Haberman suggested that Mr. Gaines be included in the consideration of insurance coverages as discussed earlier in the meeting.

72-33 The Clerk read the following Ordinance:

AN ORDINANCE 40,992

APPROVING AND PROVIDING FOR EXECUTION OF A BUREAU OF OUTDOOR RECREATION GRANT CONTRACT TO ACQUIRE IN TWO STAGES 121.57+ ACRES OF LAND ADJACENT TO THE EXISTING NORTHEAST PRESERVE FOR OPEN-SPACE PURPOSES; APPROVING THE PROJECT COST OF \$425,630, ADOPTING A BUDGET, AUTHORIZING A TRANSFER OF FUNDS AND APPROPRIATING FUNDS FOR CARRYING OUT SAID PROJECT.

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The Ordinance was explained by Mr. Robert L. Frazer, Director of Parks and Recreation, who stated that this Ordinance provides for a contract with the Bureau of Outdoor Recreation for acceptance of a land acquisition grant in the amount of \$198,957.50. The land is necessary for construction of a lake at Northeast Preserve. The dam will be constructed by the San Antonio River Authority. It is one of 17 dams to be built for flood prevention purposes on the Salado Creek and Mud Creek watersheds. A secondary effect will be an aid in the recharge of the Edwards Reservoir.

After consideration, on motion of Mr. Hill, seconded by Mrs. Haberman, the Ordinance was passed and approved by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Garza, Naylor, Padilla; NAYS: None; ABSENT: Mendoza, Gatti.

72-33 The Clerk read the following Ordinance:

AN ORDINANCE 40,993

APPROVING AND PROVIDING FOR THE EXECUTION OF A PROPOSED CONTRACT FOR A HUD GRANT FOR DEVELOPMENT OF NORTHEAST COMMUNITY PARK AND SPORTS COMPLEX FOR OPEN-SPACE PURPOSES; APPROVING THE PROJECT COST OF \$699,000, ADOPTING A BUDGET, AUTHORIZING A TRANSFER OF FUNDS AND APPROPRIATING FUNDS FOR CARRYING OUT SAID PROJECT.

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The Ordinance was explained by Mr. Robert L. Frazer, Director of Parks and Recreation, who stated that the Ordinance approves a grant contract with HUD in the amount of \$268,000 for development of the 72 acre site on Nacogdoches Road at Salado Creek as a Community Park.

Mr. Hill called attention to a statement made that a minimum agreement of 50 years is required before HUD would permit construction of permanent facilities. He suggested that the agreement should be for 99 years and asked that this be negotiated.

After consideration, on motion of Mr. Hill, seconded by Dr. Hilliard, the Ordinance was passed and approved by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Garza, Naylor, Padilla; NAYS: None; ABSENT: Mendoza, Gatti.

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72-33 The Clerk read the following Ordinance:

AN ORDINANCE 40,994

APPROVING AND PROVIDING FOR THE EXECUTION OF A PROPOSED CONTRACT FOR A HUD GRANT FOR SAN ANTONIO RIVER BEND DEVELOPMENT FOR OPEN-SPACE PURPOSES; APPROVING THE PROJECT COST OF \$441,563, ADOPTING A BUDGET, ACCEPTING A GRANT, AUTHORIZING A TRANSFER OF FUNDS AND APPROPRIATING FUNDS FOR CARRYING OUT SAID PROJECT.

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The Ordinance was explained by Mr. Robert L. Frazer, Director of Parks and Recreation, who stated that this agreement authorized a contract with HUD for relocation of the Tainter Gate to make a complete loop in the river.

Mrs. Haberman asked when construction would begin.

Mr. Frazer stated that engineering plans will be ready this week and, hopefully, construction can be started in October or November. Construction will take about 120 working days.

Members of the Council expressed concern over this project and asked Mr. Frazer to push for an early construction start so that it will be complete by next spring.

After consideration, on motion of Mrs. Haberman, seconded by Dr. Hilliard, the Ordinance was passed and approved by the following vote: AYES: Haberman, Becker, Hill, Hilliard, Mendoza, Garza, Naylor, Padilla; NAYS: None; ABSENT: Gatti.

72-33 The Clerk read the following Ordinance:

AN ORDINANCE 40,995

DECLARING THAT THE STRUCTURE ON THE PREMISES AT 2218 WILDWOOD IS A "DANGEROUS BUILDING" AND PRESENTS AN IMMEDIATE DANGER TO THE LIFE OR SAFETY OF INDIVIDUALS WHO COME INTO CONTACT WITH IT; AUTHORIZING AND DIRECTING THE DIRECTOR OF HOUSING AND INSPECTIONS TO CAUSE THE IMMEDIATE DEMOLITION OF SAID STRUCTURE.

\* \* \* \*

The Ordinance was explained by Mr. George D. Vann, Jr., Director of Housing and Inspections, who stated that the building is located at 2218 Wildwood. It has been abandoned and vacant for a long time. It is known as Lots 9 and 10, Block 31, NCB 8428. The owner is Elmer C. Haag, 2614 Marlborough. The first inspection was December 9, 1970 and the owner was notified by certified mail that the building was dilapidated and should be demolished or brought up to standards. Nothing was done. It was again inspected September 21, 1971. There have been numerous complaints from neighbors concerning this property. Mr. Vann recommended passage of the Ordinance.

Mr. Eddie Burge, attorney representing the owners, stated that ownership of this property has been transferred to Gregory, Mark and David Haag on July 10, 1972. Mr. Burge said that it has simply been a matter of neglect that repairs have not been made. He asked that Council delay taking this drastic action until the new owners have had a reasonable chance to do something.

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Mr. Vann suggested that the City Council pass the Ordinance now and the execution of it will be withheld for 60 days.

After consideration, Mr. Becker moved that the Ordinance be approved provided that the Department of Housing and Inspections allow 60 days for the owners to make necessary repairs. The motion was seconded by Mr. Naylor, and on the following roll call vote, the Ordinance was passed and approved: AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Naylor, Padilla; NAYS: None; ABSENT: Gatti.

72-33 The following Ordinances were read by the Clerk and explained by Police Chief Emil Peters, and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Naylor, Padilla; NAYS: None; ABSENT: Gatti.

AN ORDINANCE 40,996

AUTHORIZING PAYMENT IN THE AMOUNT OF \$6,348.88 TO THE SAN ANTONIO JR. COLLEGE DISTRICT FOR EDUCATIONAL SERVICES AND MATERIALS FURNISHED IN CONNECTION WITH THE SAN ANTONIO POLICE TRAINING AND EDUCATION INNOVATIONS PROJECT; PAYMENT TO BE MADE OUT OF FUND NO. 796-12.

\* \* \* \*

AN ORDINANCE 40,997

AUTHORIZING EXECUTION OF A CONTRACT WITH THE SAN ANTONIO JUNIOR COLLEGE DISTRICT, PROVIDING FOR FURNISHING OF EDUCATIONAL SERVICES AND MATERIALS TO POLICE CADETS UNDER THE SAN ANTONIO POLICE TRAINING AND EDUCATION INNOVATIONS PROJECT, TO BE COMPLETED PRIOR TO DECEMBER 31, 1972, FOR A PRICE NOT TO EXCEED \$18,370.00.

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72-33 Item 28 of the agenda being a proposed Ordinance accepting a grant from the U. S. Civil Service Commission was withdrawn from consideration at the request of the City Manager.

72-33 The following Ordinances were read by the Clerk and explained by members of the Administrative Staff and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Naylor, Padilla; NAYS: None; ABSENT: Gatti.

AN ORDINANCE 40,998

AUTHORIZING AN INCREASE IN THE SALARIES OF THE FOUR MUNICIPAL COURT JUDGES EFFECTIVE AUGUST 5, 1972.

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AN ORDINANCE 40,999

ADOPTING THE 1972 - 1973 PAY PLAN.

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72-33 The following Ordinances were read by the Clerk, and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Naylor, Padilla; NAYS: None; ABSENT: Gatti.

AN ORDINANCE 41,000

APPOINTING MR. CARLOS MADRID, JR., AND MR. JOHN HAWLEY TO THE BOARD OF EXAMINERS AND APPEALS, UNIFORM BUILDING CODE, AND REAPPOINTING MR. PAUL SWORD AND MR. TOM F. McNEIL TO SAID BOARD.

\* \* \* \*

Mr. Carlos Madrid will replace Mr. Roy Garza, term expiring July 31, 1974.

Mr. John Hawley will replace Mr. Raul Fernandez, term expiring July 31, 1973.

Mr. Paul Sword and Mr. Tom F. McNeil are reappointed for terms expiring July 31, 1975.

AN ORDINANCE 41,001

APPOINTING MR. L. C. RUTLEDGE TO THE RIVERWALK COMMISSION FOR A TERM EXPIRING JULY 31, 1975 AND REAPPOINTING MRS. PAUL KLINGER AND MR. LAWRENCE J. RABA TO SAID COMMISSION FOR TERMS EXPIRING JULY 31, 1975.

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Mr. L. C. Rutledge will replace Mr. Frank Collins.

AN ORDINANCE 41,002

REAPPOINTING MR. NEMO HERRERA TO THE PARKS AND RECREATION BOARD FOR A TERM EXPIRING JULY 31, 1975.

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AN ORDINANCE 41,003

REAPPOINTING MR. BROOKS MARTIN, MRS. MARY CHRISTINE CARVAJAL, MR. LARRY TRAVIS, AND MR. RICHARD SANTOS TO THE BOARD OF REVIEW FOR HISTORIC DISTRICTS FOR TERMS EXPIRING JULY 31, 1974.

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AN ORDINANCE 41,004

REAPPOINTING MR. EVERETT TURBON, DR. JOHN L. McMAHON, MR. VAL G. MORA, JR., MR. PETER REED, AND MR. SAM IDROGO TO THE LIBRARY BOARD OF TRUSTEES FOR TERMS EXPIRING JULY 31, 1974.

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AN ORDINANCE 41,005

APPOINTING COL. RANDOLPH S. D. LOCKWOOD AND MRS. H. MARKLEY CROSSWELL TO THE BICENTENNIAL COMMITTEE FOR TERMS EXPIRING JULY 31, 1973 AND REAPPOINTING ALL PRESENT MEMBERS OF SAID COMMITTEE FOR TERMS EXPIRING JULY 31, 1973.

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AN ORDINANCE 41,006

APPOINTING MR. CHARLES E. WILLIAMS, SR., TO THE PLANNING COMMISSION AND REAPPOINTING MR. I. R. VASQUEZ, MRS. WILLIAM B. LECZNAR, AND MR. ROBERT BILLA TO SAID COMMISSION, ALL FOR TERMS EXPIRING JULY 31, 1974.

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Mr. Charles E. Williams, Sr. will replace Rev. A. R. Nelson.

AN ORDINANCE 41,007

REAPPOINTING MISS JO ESTRADA AND MR. CHARLES HERRERA TO THE ADVISORY BOARD OF HEALTH OF THE SAN ANTONIO METROPOLITAN HEALTH DISTRICT FOR TERMS EXPIRING JULY 31, 1975.

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72-33

CITY MANAGER REPORTS

City Manager Hunt stated that a committee composed of Associate City Manager Bichsel, Chief of Police Peters, Fire Chief Mulhern, Personnel Director McCollough and himself have been studying the matter of parity between Police and Fire Officer ranks. An analysis of positions is being made in terms of responsibility, difficulty of duties, etc. It will also be necessary to consult further with Internal Revenue Service on the matter and then a report will be made. It is hoped such a report can be made within this coming week.

72-33

ARSON INVESTIGATIONS

City Manager Hunt made a statement expressing concern over the capabilities in reference to investigative resources, laboratory resources, etc. to properly investigate arson cases. Next week Council will get a report concerning an immediate plan of action to beef up procedures and investigative personnel.

72-33

ZONING HEARINGS

A. CASE 4625 - to rezone the east 121.1' of Lot 4, Block 54, NCB 11084, 208 Commerical Avenue, from "B" Two Family Residential District to "B-3" Business District; located southwest of the intersection of Baetz Boulevard and Commercial Avenue having 121.1' on Baetz Boulevard and 359.7' on Commercial Avenue.

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Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be denied by the City Council. He reminded the Council that seven affirmative votes would be required to overrule the recommendation of the Planning Commission.

No one spoke in opposition.

After consideration, Dr. Hilliard moved that the recommendation of the Planning Commission be overruled and the property be rezoned as requested. The motion was seconded by Mrs. Haberman and on the following roll call vote, the motion carrying with it the passage of the following Ordinance, was passed and approved: AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Naylor, Padilla; NAYS: None; ABSENT: Gatti.

AN ORDINANCE 41,008

AMENDING CHAPTER 42 OF THE CITY CODE  
THAT CONSTITUTES THE COMPREHENSIVE  
ZONING ORDINANCE OF THE CITY OF SAN  
ANTONIO BY CHANGING THE CLASSIFICATION  
AND REZONING OF CERTAIN PROPERTY  
DESCRIBED HEREIN AS THE EAST 121.1'  
OF LOT 4, BLOCK 54, NCB 11084, 208  
COMMERCIAL AVENUE, FROM "B" TWO FAMILY  
RESIDENTIAL DISTRICT TO "B-3" BUSINESS  
DISTRICT.

\* \* \* \*

B. CASE 4674 - to rezone lots 1, 2, 18, 19, 20 and 21, Block 28, NCB 11127, 558 and 542 Villaret Boulevard and 4306 Commercial Avenue, from "B" Two Family Residential District to "R-4" Mobile Home Residential District. Lots 1 and 2 located southeast of the intersection of Villaret Boulevard and Commercial Avenue having 100' on Commercial Avenue and 223' on Villaret Boulevard. Lots 18, 19, 20 and 21 located between Villaret Boulevard and Buchanan Boulevard having 223.1' on both Villaret Boulevard and Buchanan Boulevard a distance of 850.1' between these two boulevards.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

Mr. Hector Villarreal, speaking for the applicant, explained the proposed mobile home park development to the Council. There is a serious drainage problem in the tract of land which will reduce the number of mobile homes that can be put in the park. He asked that the Council give favorable consideration to his request.

Mr. E. L. Flynn, 507 W. Villaret, spoke in opposition to the request. He said that he wished to retain the single family residential neighborhood as it is. He submitted a petition signed by other neighbors in the area who were also opposed. He asked that the request be denied.

Mr. Camargo examined the petition and announced that it did represent the attitude of more than 20% of the affected property owners and it would, therefore, be necessary to have seven affirmative votes to rezone the property.

After consideration, Mr. Becker made a motion that the recommendation of the Planning Commission be approved, provided that a six foot solid screen fence is erected along the west line of Lots 18 and 21 and along the south line of Lot 2 and that proper replatting is accomplished. The motion was seconded by Dr. Hilliard. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Naylor, Padilla; NAYS: None; ABSENT: Gatti.

AN ORDINANCE 41,009

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOTS 1, 2, 18, 19, 20 AND 21, BLOCK 28, NCB 11127, 558 AND 542 VILLARET BOULEVARD AND 4306 COMMERCIAL AVENUE, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "R-4" MOBILE HOME RESIDENTIAL DISTRICT; PROVIDED THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED ALONG THE WEST LINE OF LOTS 18 AND 21 AND ALONG THE SOUTH LINE OF LOT 2 AND THAT PROPER REPLATTING IS ACCOMPLISHED.

\* \* \* \*

C. CASE 4675 - to rezone lot 22, 23, 24 and 25, Block F, NCB 11440, 4800 and 4700 Block of Pettus, from "A" Single Family Residential District to "R-3" Multiple Family Residential District. Lot 22 and 23 are located northwest of the intersection of Pettus Avenue and Broadview Drive having 505.04' on Pettus Avenue and 407' on Broadview Drive. Lot 24 and 25 are located northeast of the intersection of Pettus Avenue and Broadview Drive having 511.06' on Pettus Avenue and 408' on Broadview Drive.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

Mr. Hector Villarreal, representing the applicant, spoke in favor of the proposed rezoning. He stated that apartments would be built on the property which would be a credit to the neighborhood.

Mr. Seymour Dreyfuss, Dreyfuss & Kost Realty Co., also spoke in favor of the rezoning. He stated that no buyer has been found who would be interested in developing this land for single family residence. He expressed the feeling that residents in the area are erroneous in feeling that the apartments would deteriorate the neighborhood.

Mr. John Luna, 4910 Bartmer Street, spoke in opposition and submitted a petition signed by others in the neighborhood who were opposed to the rezoning.

Mr. Diodola Guerra, 4903 Bartmer Street, also expressed opposition to rezoning this land for apartments. He stated that a recreation area is needed much more and asked Council to consider that aspect.

Mr. John Obregon, 411 Brandywine, also spoke in opposition.

Mr. Camargo stated that he had examined the petition and that it did represent more than 20% of the affected property owners so seven affirmative votes would be required to approve the rezoning.

After consideration, Mr. Hill moved that the recommendation of the Planning Commission be upheld and the request for rezoning be granted. The motion was seconded by Mr. Becker. On roll call, the motion, which required seven affirmative votes to carry, failed, and the rezoning was denied by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Naylor, Padilla; NAYS: Mendoza; ABSTAIN: Garza; ABSENT: Gatti.

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D. CASE 4599 - to rezone a 0.450 acre tract of land out of Block 18, NCB 15046, being further described by field notes filed in the office of the City Clerk, from Temporary "R-1" Single Family Residential District to "B-2" Business District; and a 6.838 acre tract of land out of Block 18, NCB 15046, being further described by field notes filed in the office of the City Clerk, from Temporary "R-1" Single Family Residential District to "R-3" Multiple Family Residential District.

The "B-2" Zoning located on the north side of Ingram Road being 369.16' east of the cut back between Loop 410 and Ingram Road, having 173.81' on Ingram Road and a depth of 116.37'.

The "R-3" Zoning located on the southeast side of N. W. Loop 410, between Peace Pipe Drive and Ingram Road having 669.12' on N. W. Loop 410, 348.36' on Peace Pipe Drive and a total frontage of 130.51' on Ingram Road.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mr. Hill made a motion that the recommendation of the Planning Commission be approved, provided that proper replatting is accomplished. The motion was seconded by Mr. Becker. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Haberman, Hill, Becker, Mendoza, Garza, Naylor, Padilla; NAYS: None; ABSENT: Hilliard, Gatti.

AN ORDINANCE 41,010

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS A 0.450 ACRE TRACT OF LAND OUT OF BLOCK 18, NCB 15046, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT; AND A 6.838 ACRE TRACT OF LAND OUT OF BLOCK 18, NCB 15046, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

\* \* \* \*

E. CASE 4600 - to rezone a 1.141 acre tract of land out of Tract B, Block 2, NCB 15031, being further described by field notes filed in the office of the City Clerk, from Temporary "R-1" Single Family Residential District to "B-1" Business District; a 0.795 acre tract of land out of Tract B and C, Block 2, NCB 15031, being further described by field notes filed in the office of the City Clerk, from Temporary "R-1" Single Family Residential District to "B-2" Business District; and a 0.801 acre tract of land out of Tract B, Block 2, NCB 15031, being further described by field notes filed in the office of the City Clerk, from Temporary "R-1" Single Family Residential District to "B-3" Business District.

The "B-1" Zoning is located 200' southeast of Loop 410 and 175' northeast of Thunder Drive; having a width of 198' and a length of 251'.

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The "B-2" Zoning is located on the northeast side of Thunder Drive being 200' southeast of Northwest Loop 410; having 198' on Thunder Drive and a depth of 175'.

The "B-3" Zoning is located east of the intersection of Northwest Loop 410 and Thunder Drive; having 175' on Northwest Loop 410 and 200' on Thunder Drive.

Mr. Gene Camargo, Planning Administrator, explained the proposed changes, which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mr. Becker made a motion that the recommendation of the Planning Commission be approved, provided that proper replatting is accomplished. Mr. Hill seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Haberman, Hill, Becker, Mendoza, Garza, Naylor, Padilla; NAYS: None; ABSENT: Hilliard, Gatti.

AN ORDINANCE 41,011

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS A 1.141 ACRE TRACT OF LAND OUT OF TRACT B, BLOCK 2, NCB 15031, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-1" BUSINESS DISTRICT; A 0.795 ACRE TRACT OF LAND OUT OF TRACT B AND C, BLOCK 2, NCB 15031, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT; AND A 0.801 ACRE TRACT OF LAND OUT OF TRACT B, BLOCK 2, NCB 15031, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

\* \* \* \*

F. CASE 4603 - to rezone a 3.002 acre tract of land out of NCB 10832, being further described by field notes filed in the office of the City Clerk, 2750 Rigsby Avenue (U. S. Hwy. 87 East), from "A" Single Family Residential District to "I-1" Light Industry District; located on the south side of Rigsby Avenue (U. S. Hwy. 87 East) being 180.59' west of the intersection of Rigsby Avenue and Bonair Road, having 211.87' on Rigsby Avenue and a maximum depth of 610'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

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After consideration, Mr. Hill made a motion that the recommendation of the Planning Commission be approved, provided that proper replatting is accomplished. Mr. Becker seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Haberman, Hill, Becker, Mendoza, Garza, Naylor, Padilla; NAYS: None; ABSENT: Hilliard, Gatti.

AN ORDINANCE 41,012

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS A 3.002 ACRE TRACT OF LAND OUT OF NCB 10832, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 2750 RIGSBY AVENUE (U. S. HWY. 87 EAST), FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

\* \* \* \*

G. CASE 4624 - to rezone lot 3, the remaining portion of lots 1, 2 and 4, save and except the southwest triangular 37' x 119', 6411 San Pedro Avenue, from "F" Local Retail District to "B-3" Business District; located on the west side of San Pedro Avenue between Ave Maria Drive and Nova May Drive having 193.0' on San Pedro Avenue, 199.37' on Nova May Drive and 104' on Ave Maria Drive.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mr. Becker made a motion that the recommendation of the Planning Commission be approved, provided that proper replatting is accomplished. Mr. Hill seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Haberman, Hill, Becker, Mendoza, Garza, Naylor, Padilla; NAYS: None; ABSENT: Hilliard, Gatti.

AN ORDINANCE 41,013

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 3, THE REMAINING PORTION OF LOTS 1, 2 AND 4, SAVE AND EXCEPT THE SOUTHWEST TRIANGULAR 37' X 119', 6411 SAN PEDRO AVENUE, FROM "F" LOCAL RETAIL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

\* \* \* \*

The Clerk read the following Ordinance for the first time:

AN ORDINANCE 41,014

PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LINES OF THE CITY OF SAN ANTONIO, TEXAS, AND THE ANNEXATION OF CERTAIN TERRITORY CONSISTING OF 145.507 ACRES OF LAND, WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT LIMITS OF THE CITY OF SAN ANTONIO.

\* \* \* \*

No one spoke in opposition.

After consideration, on motion of Mr. Hill, seconded by Dr. Hilliard, the Ordinance was passed and approved for publication only, by the following vote: AYES: Haberman, Hill, Hilliard, Mendoza, Garza, Padilla; NAYS: None; ABSENT: Becker, Naylor, Gatti.

The Clerk read the following Ordinance for the first time:

AN ORDINANCE 41,015

PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LINES OF THE CITY OF SAN ANTONIO, TEXAS, AND THE ANNEXATION OF CERTAIN TERRITORY CONSISTING OF 207.009 ACRES OF LAND, WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF SAN ANTONIO.

\* \* \* \*

No one spoke in opposition.

After consideration, on motion of Mr. Hill, seconded by Mr. Becker, the Ordinance was passed and approved for publication only, by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Padilla; NAYS: None; ABSENT: Naylor, Gatti.

CITIZENS TO BE HEARD

SGT. A. M. ZALESKY

Sgt. A. M. Zalesky, President of the San Antonio Police Officers Association, thanked the Council for having included a pay increase for the Police Department in the 1972-73 Budget. He expressed the Association's appreciation for the cooperation the Council has given to the Police Department.

Councilman Hill stated that he wished to thank Sgt. Zalesky for his attitude and spirit of cooperation.

MR. WILLIE FLOWERS

Mr. Willie Flowers, 214 Belmont, protested the manner that a person's race is indicated on traffic citations. He also discussed several areas on the East Side of the City which need cleaning up. (A verbatim transcript of Mr. Flower's discussion is included with the papers of this meeting.)

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The Clerk read the following letter:

July 21, 1972

Honorable Mayor and Members of the City Council  
City of San Antonio, Texas

Gentlemen and Madam:

The following petitions were received by my office and forwarded to the City Manager for investigation and report to the City Council.

7/17/72

Petition of Mr. R. Marvin Shipman & Company, 202 W. Olmos Drive, requesting annexation of 40.742 acres of land, which front on O'Conner Drive and Weidner Road which includes all of Greentree Village North Mobile Home Park.

7/17/72

Petition of Mr. Jack Devore, First Federal Savings & Loan Assoc., requesting annexation of Lots 17, 18, 19, 20, 21, 22, 23, 24 and 25, County Block 5620.

7/18/72

Petition of Mr. Calvin Neely, Pape-Dawson Consulting Engineers, requesting annexation of El Chaparral Unit 1, a subdivision containing 26 acres of land.

/s/ J. H. INSELMANN  
City Clerk

\* \* \* \*

There being no further business to come before the Council, the meeting adjourned at 12:15 P. M.

A P P R O V E D

*John Yates*  
M A Y O R

ATTEST:

*JH Inselman*  
C i t y C l e r k